

**MINUTES**  
**WAVELAND PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
**JUNE 19, 2023**

A regular meeting of the Waveland Planning & Zoning Commission was held at 6:00 pm on Monday, June 19, 2023 at Waveland City Hall in the Board Room located at 301 Coleman Ave, Waveland, MS 39576.

Chairman Bryan Frater called the meeting to order at 6:00pm. Present at the meeting were Chairman Bryan Frater, Commissioners Barbara Coatney, Chad Whitney and Matt Touart. Also present was Zoning Official, Jeanne Conrad and Building Official, Josh Hayes. City Attorney, Ronnie Artigues Jr. was not present.

**Kirk Massey, owner of the property commonly known as 813 Sixth St**, parcel #161C-0-01-005.000, has made an application for a variance from the required rear property line and the right side property line. The variance request is for 5' from the required side yard setback of 10' and for 10' from the required rear yard setback of 15'. This would make his right side yard and rear yard setbacks 5' from each property line.

Lori Massey came forward to explain that she and her husband are wanting to tear down their current shed which is old and dilapidated and replace it. The need for the variance is to place the shed closer to the property lines to get the structure out of the middle of the back yard.

Commissioner Whitney asked Josh Hayes about fire code with having a structure 5' away from any property line. Josh Hayes said that with 5' on each side of the property line, that is sufficient space per fire code.

Chairman Frater then called for any other comments from the audience. No one came forward.

Chairman Frater then called for a motion. Commissioner Whitney made a motion to approve the variance request to be 5' from the left side-yard and rear property lines. Commissioner Coatney seconded the motion.

After a unanimous vote of yes by all Commissioners present, Chairman Frater declared the motion passed and that the application meets all of the criteria set forth by section 906.1 of the Zoning Ordinance #349.

**Rene Landaverde, owner of the property commonly known as 301 Singleton St**, parcel #162H-0-03-106.000, has made an application for a conditional use in order to place an accessory structure before the primary structure. This will be a garage used for the storage of work equipment.

Mr. Landaverde came forward to explain his request. He stated that he is trying to get the property cleaned up but he lives in New Orleans and is currently building a dwelling in Abita Springs. Once the house in Abita Springs is complete, he plans on building on this property. The accessory structure will be to store his grass cutting and maintenance equipment for clearing the lot.

Chairman Frater called for anyone in the audience to come forward. Mr. Clarence Harris of 602 Amar St. came forward and stated that he and a few neighbors that he is speaking for are against the request

After all discussions between the applicant, the Commissioners, and Josh Hayes, **the applicant decided to withdraw his request**. He will get his permit for a primary dwelling and the submit for the accessory structure after the building permit is issued.

Chairman Frater made a comment explaining the process for recommended amendments to the Board of Mayor and Aldermen. He stated that the Commission will hold workshops to discuss changes to be made but there would be no motions. Once all changes are made and written into a new updated Zoning Ordinance, then they will make a motion to adopt the new ordinance to the Board of Mayor and Aldermen.

Chairman Frater then called for any additional comments from the Commissioners or anyone left in the audience. No one came forward for comments.

Chairman Frater called for a motion to adjourn the meeting. Commissioner Touart made the motion, seconded by Commissioner Coatney to adjourn the meeting.

After a unanimous vote of yes by all Commissioners present, Chairman Frater declared the motion passed and the meeting adjourned at 6:28 pm.

Respectfully submitted,  
Jeanne Willie, Zoning Official